

082.0

0002

0005.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

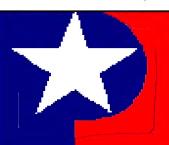
Total Card / Total Parcel
795,400 / 795,400

USE VALUE:

795,400 / 795,400

ASSESSED:

795,400 / 795,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		BLOSSOM ST, ARLINGTON

OWNERSHIP

Owner 1:	MCMILLIN CARA LYNN &	Unit #:	
Owner 2:	HARDY CHRISTOPHER R		
Owner 3:			

Street 1: 11 BLOSSOM ST

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474		Type:		

PREVIOUS OWNER

Owner 1:	LAPORTA LLC -
Owner 2:	-

Street 1: 41 RUTLAND STREET

Twn/City: WATERTOWN

St/Prov:	MA	Cntry:	
Postal:	02472		

NARRATIVE DESCRIPTION

This parcel contains 4,020 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Wood Shingle Exterior and 1562 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4020		Sq. Ft.	Site		0	70.	1.34	6									378,421						378,400	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										50688
										GIS Ref
										GIS Ref
										Insp Date
										07/21/16

PREVIOUS ASSESSMENT

Parcel ID 082.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	416,900	0	4,020.	378,400	795,300	795,300	Year End Roll	12/18/2019
2019	101	FV	346,600	0	4,020.	373,000	719,600	719,600	Year End Roll	1/3/2019
2018	101	FV	346,600	0	4,020.	286,500	633,100	633,100	Year End Roll	12/20/2017
2017	101	FV	346,600	0	4,020.	270,300	616,900	616,900	Year End Roll	1/3/2017
2016	101	FV	177,100	0	4,020.	248,700	425,800	425,800	Year End	1/4/2016
2015	101	FV	167,000	0	4,020.	232,500	399,500	399,500	Year End Roll	12/11/2014
2014	101	FV	167,000	0	4,020.	214,100	381,100	381,100	Year End Roll	12/16/2013
2013	101	FV	167,000	0	4,020.	214,100	381,100	381,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAPORTA LLC,	67800-346		8/12/2016		799,999	No	No		
YENOUSKAS FRANC	66293-508		10/28/2015	Change>Sale	449,000	No	No		FRANCIS YENOUSKAS D.O.D. 7/18/2015 BK 66293 P
	11731-275		8/28/1969		21,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2018	1260	Solar Pa	21,120	C				
11/30/2015	1836	Dormers	119,635	O				

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2016	Meas/Inspect	DGM	D Mann
7/21/2016	Permit Visit	DGM	D Mann
2/26/2009	Info At Door	189	PATRIOT
10/26/2000	Inspected	189	PATRIOT
2/28/2000	Missed Appt.	276	PATRIOT
1/12/2000	Measured	277	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	15 - Old Style			Full Bath:	1	Rating:	Very Good	OF=BMT SINK.									
Sty Ht:	1H - 1 & 1/2 Sty			A Bath:		Rating:											
(Liv) Units:	1	Total:	1	3/4 Bath:	2	Rating:	Very Good										
Foundation:	3 - BrickorStone			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good										
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:											
Sec Wall:		%		OthrFix:	1	Rating:	Average										
Roof Struct:	2 - Hip			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good										
Color:	WHITE			A Kits:		Rating:											
View / Desir:				Fpl:		Rating:											
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C+ - Average (+)			CONDOS INFORMATION													
Year Blt:	1920	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdict:	G17	Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6	%	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster			Functional:				Interior:		1	8	3	M				
Sec Int Wall:		%		Economic:				Additions:									
Partition:	T - Typical			Special:				Kitchen:									
Prim Floors:	3 - Hardwood			Override:				Baths:									
Sec Floors:		%		Total:		4.6	%	Plumbing:									
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	130.00			Heating:									
Bsmnt Gar:				Size Adj.:	1.35000002			General:									
Electric:	3 - Typical			Const Adj.:	1.00989902			COMPARABLE SALES				SUB AREA					
Insulation:	2 - Typical			Adj \$ / SQ:	177.237			Rate	Parcel ID	Typ	Date	Sale Price		SUB AREA DETAIL			
Int vs Ext:	S			Other Features:	119549												
Heat Fuel:	2 - Gas			Grade Factor:	1.10												
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000												
# Heat Sys:	1			NBHD Mod:													
% Heated:	100	% AC:	100	LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	437074												
% Com Wall:		% Sprinkled:		Depreciation:	20105												
				Depreciated Total:	416969												
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val									
Make:																	
Model:																	
Serial #:																	
Year:																	
Color:																	
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 082.0-0002-0005.0																	
IMAGE 																	
AssessPro Patriot Properties, Inc																	